

Project Overview

Project Title: Kingsley Park

Application Type: 5.3) Special Use Plan Review

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN: 0 CLIFFDALE RD (9487-11-3927-)

GIS Verified Data

Property Owner: Parcel

- 0 CLIFFDALE RD: CONOLY, MARY FRANCES NEWTON & VIRGINIA NEWTON BAREFOOT

Acreage: Parcel

- 0 CLIFFDALE RD: 29.420000000000002

Zoning District: Zoning District

- 0 CLIFFDALE RD: AR

Subdivision Name: Parcel

- 0 CLIFFDALE RD: NOT APPLICABLE

Written Description of Special Use

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. Also include hours and days of operation, number of employees, number of clients, etc.:

The existing property is undeveloped. We are proposing 220 townhomes with a clubhouse and other amenities as shown on the site plan.

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.: The existing zoning is SF-6. The property to the north, south and east is zoned SF-15. Part of the property to the west is zoned SF-15 and the remainder is AR.

Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).

Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.: The special use permit will follow the UDO requirements.

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.: The surrounding property is zoned residential. The proposed use will be townhomes inside of a gated community with amenities. The proposed use will similar to the surrounding uses.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.: The proposed use will be residential townhomes similar to the adjacent single family parcels. There should be minimal adverse impacts to the surrounding property. The traffic flow will be similar in nature to the current traffic flow.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.: The development will meet the landscape and buffer requirements for the UDO. There will be a walking trailing along the perimeter of the property. 257 units are allowed per the SF-6 zoning. Only 220 units are proposed.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources,

and other natural resources.: The proposed development will adhere to all currently local and state guidelines. Land development will be minimized to the extent practical to develop the proposed site plan.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:

The UDO requires three access points. There will be one main entrance along Lowell Harris road. The other two access points will be for emergency services only.

Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.: The proposed development will be similar in nature to the adjoining properties. No negative impacts are expected for the adjoining property values.

The special use complies with all other relevant City, State, and Federal laws and regulations.: The special use will follow all local, state and federal regulations.

Primary Contact Information

Project Contact - Agent/Representative

Scott Brown
4D Site Solutions, Inc
409 Chicago Drive, Suite 112
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P:(910) 4266777
sbrown@4dsitesolutions.com

Indicate which of the following project contacts should be included on this project: Developer,Engineer

Property Owner

Mary Conoly

512 E Donaldson Ave
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dconoly@bbandt.com

NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Project Contact - Primary Point of Contact for the Developer

Lorraine Mohler
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Project Contact - Primary Point of Contact for Engineer

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